



THE REGIONAL PLANNING COMMISSION

County of Los Angeles

MINUTES

Meeting Place: Room 150 Hall of Records
320 W. Temple Street
Los Angeles, California 90012
Meeting Date: August 6, 2014 - Wednesday

Time: 9:00 a.m.

Present:

Commissioners Valadez, Shell, Louie, Pedersen

Absent: Commissioner Modugno

Ex Officio Members:

Director of Public Works: Mr. Fabrizio Pachano, Senior Civil Engineer

County Counsel: Ms. Elaine Lemke, Principal Deputy

Planning Director: Mr. Mark Child, Deputy Director, Advance Planning Division

Forester and Fire Warden: Ms. Janna Masi, Supervising Fire Prevention Engineer

PLEDGE OF ALLEGIANCE

1. The Pledge of Allegiance was led by Commissioner Louie representing the Second Supervisorial District.

APPROVAL OF AGENDA

2. Motion/second by Commissioners Pedersen/Louie – That the agenda for August 6, 2014 be approved with modification to begin with Item No. 9, 10, 7, 8, 6(c) and 6(d).

At the direction of the Chair, the agenda was approved with Commissioners Pedersen, Louie, Valadez and Shell in favor and Commissioner Modugno being recorded as absent.

COUNTY COUNSEL REPORT

3. There were no reports given by County Counsel.

DIRECTOR/DEPUTY DIRECTOR

4. Mr. Child reported to the Commission how the recent Board motion regarding the Antelope Valley Area Plan Update, effect the schedule for the General Plan Update. The Department of Regional Planning intends to resume the General Plan

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DIRECTOR/DEPUTY DIRECTOR (Cont.)

public hearings after the Antelope Valley Plan have been through hearings. After the adoption of the AV Plan, staff will revise several areas of the General Plan to reflect what will be included in the newly adopted Antelope Valley Area Plan.

MINUTES FOR APPROVAL

5. Motion/second by Commissioners Louie/Shell – That the minutes for June 25, 2014 be approved.

At the direction of the Chair, the minutes were approved with Commissioners Louie, Shell, Valadez and Pedersen in favor and Commissioner Modugno being recorded as absent.

PUBLIC HEARINGS

Zoning Permits

Action Taken as Noted

9. **Project No. R2012-00152-(5). Applicant: Kinemetrics Inc. Aliso Canyon Avenue/Avenue Y-8. Soledad Zoned District. a. Conditional Use Permit No. 201200014. To authorize the construction, operation, and maintenance of an earthquake observatory in the A-2 (Heavy Agricultural) Zone. b. Environmental Assessment No. 201200020. To consider a Mitigated Negative Declaration with impacts to biota reduced to less than significant with mitigation measures pursuant to CEQA reporting requirements.**

Mr. Curzi informed the Commission that the notice of public hearing was not posted on the subject property 30 days prior to the scheduled public hearing as required by Section 22.60.175 of the Zoning Code.

Motion/second by Commissioners Pedersen/Shell – That the item be continued to Wednesday, August 13, 2014 to allow sufficient time for the applicant to satisfy the positing requirement.

At the direction of the Chair, the item passed with Commissioners Pedersen, Shell, Valadez and Louie in favor and Commissioner Modugno being recorded as absent.

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DISCUSSION AND POSSIBLE ACTION

Community Studies North

Action Taken as Noted

10. **Project No. R2007-02733 – (5). Advance Planning No. 200700019. Applicant: Antelope Valley Area Plan Update. Unincorporated Antelope Valley. Zoned Districts: Antelope Valley East, Antelope Valley West, Bouquet Canyon, Castaic Canyon, Leona Valley, Littlerock, Mount Gleason, Mountain Park, North Palmdale, Palmdale, Quartz Hill, San Gabriel Watershed, Soledad. To discuss the scheduling of a Regional Planning Commission public hearing in the Antelope Valley community.**

Mr. Nadela informed the Commission that the Antelope Valley Areawide General Plan ("Area Plan") provides the policy framework to guide development in the unincorporated areas of the Antelope Valley and is a component of the Los Angeles County General Plan. The Board of Supervisors has directed Regional Planning to bring the Antelope Valley Area Plan for their consideration by November 2014.

Due to the scope and geographic location of the project and in order to meet the deadline and the expected high turn-out of the public for this hearing, staff is requesting that the Commission hold a public hearing in the Antelope Valley.

Motion/second by Commissioners Pedersen/Shell – That the Regional Planning Commission direct staff to schedule a public hearing on the Antelope Valley Area Plan on Saturday, September 27, 2014 at 10:00 a.m., to be held at Antelope Valley College Theater, 3041 W. Avenue K, Lancaster, CA 93536.

At the direction of the Chair, the item passed with Commissioners Pedersen, Shell, Valadez and Louie in favor and Commissioner Modugno being recorded as absent.

PUBLIC HEARINGS

Community Studies East

Project Approved

7. **(Continued from 07/23/14). Project No. R2008-02449-(1). Applicant: Los Angeles County. East Los Angeles 3rd Street Specific Plan and Form-Based Code. Unincorporated community of East Los Angeles. Zoned Districts: East Los Angeles, Eastside Unit No. 1, Eastside Unit No. 2, and Eastside Unit No. 3. a. Plan Amendment No. 201400003. To recommend to the Board of Supervisors an amendment of the land use policy maps of the County of Los Angeles General Plan**

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PUBLIC HEARINGS (Cont.)

Community Studies East

and East Los Angeles Community Plan designating the project area as Specific Plan (SP). b. Zone Change No. 201400005. To recommend to the Board of Supervisors a change of the zoning classification of the project area to the Specific Plan (SP) zone. c. Specific Plan No. 201400001. To recommend to the Board of Supervisors the adoption of the East Los Angeles 3rd Street Specific Plan Introduction and Vision, and Chapters 1, 2, 3, and 4 as a policy document for the project area; and to recommend adoption by ordinance of Chapter 5 (Form-Based Code) as a regulatory document for the project area. d. Environmental Assessment No. 201400076. To recommend to the Board of Supervisors the certification of an Environmental Impact Report (EIR). An EIR has been prepared pursuant to CEQA reporting requirements and it examines the potential environmental impacts generated by the proposed project.

Mr. Estes provided a summary of the proposed Plan and Form-Based Code to the Commission. He indicated that The East Los Angeles 3rd Street Plan and Form-Based Code Specific Plan is a forward-looking policy and regulatory document that captures the community's shared vision, articulates community-inspired goals and priorities, delineates policies that will guide the community as it develops into the future. The 3rd Street Plan and Form-Based Code were developed with extensive community and County participation and review; and, if adopted, it will ensure that future development and service provisions meet community needs and contribute to realizing the community's vision.

Mr. Estes indicated that the Environment Impact Report (EIR) for the proposed 3rd Street Plan and Form-Based Code Specific Plan within the East Los Angeles community was examined for the potential significant environmental impacts, including direct, indirect, and cumulative effects of the project. Staff is recommending the following to the Board of Supervisors:

Motion/second by Commissioners Shell/Louie – That the Regional Planning Commission close the public hearing and adopt a resolution instructing staff to prepare the Final Environmental Impact Report, Findings of Fact, and Statement of Overriding Considerations, and a Mitigation Monitoring and Reporting Program and forward to the Board of Supervisors for certification.

Motion/second by Commissioners Shell/Louie – That the Regional Planning Commission adopt a resolution recommending that the Board of Supervisors amend the land use maps of the General Plan and East Los Angeles Community Plan and designate the Project area as Specific Plan; and rezone the Project area as Specific Plan; and amend

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PUBLIC HEARINGS (Cont.)

Community Studies East

the East Los Angeles Community Plan to include the East Los Angeles 3rd Street Plan as a part thereof; and to amend Title 22 to create the Form-Based Code Specific Plan.

At the direction of the Chair, the item passed with Commissioners Shell, Louie, Valadez and Pedersen in favor and Commissioner Modugno being recorded as absent.

Commissioner Valadez praised staff on an excellent presentation and appreciated the quality of the work and the effort put forth by everyone's input to bring this Plan together for the future development and community's vision for this area.

Project Approved

8. **(Continued from 07/23/14). Project No. R2014-00878-(1). Advance Planning No. 201400002. Applicant: Los Angeles County. East Los Angeles Community Standards District Update. Unincorporated community of East Los Angeles. Zoned Districts: East Los Angeles, Eastside Unit No. 1, Eastside Unit No. 2, and Eastside Unit No. 4. a. East Los Angeles Community Standards District. To consider amendments to the East Los Angeles Community Standards District. These proposed amendments would revise existing and establish new development standards for future development in residential and nonresidential zones to enhance community aesthetics, encourage pedestrian oriented development as well as the reinvestment in existing older buildings, and to streamline the modification procedure process. b. Environmental Assessment No. 201400077. To consider a Negative Declaration for the amendments to the East Los Angeles Community Standards as it has been determined that the project will not have a significant effect on the environment pursuant to the California Environmental Quality Act reporting requirements.**

Ms. Sainz provided a summary of the proposed East Los Angeles Community Standards District Update. She indicated that the ordinance amends Title 22 of the Los Angeles County Code to revise and establish additional development standards for the East Los Angeles Community Standards District area.

Ms. Sainz stated that future development in residential, commercial and industrial zones will enhance the aesthetics of the community, encourage pedestrian oriented development, as well as the reinvestment of existing older buildings. It will also streamline the modification process by establishing procedures for reviewing and modifying the development standards as well as signage, landscaping, parking and other requirements.

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PUBLIC HEARINGS (Cont.)

Community Studies East

Motion/second by Commissioners Shell/Louie – That the Regional Planning Commission close the public hearing and adopt the Negative Declaration.

Motion/second by Commissioners Shell/Louie – That the Regional Planning Commission recommend that the Board of Supervisors hold a public hearing, and adopt the East Los Angeles Community Standards District (CSD) along with the associated map.

At the direction of the Chair, the item passed with Commissioners Shell, Louie, Valadez and Pedersen in favor and Commissioner Modugno being recorded as absent.

General Plan Development/Housing

Action Taken as Noted

6. **(Recommended to be continued to 08/27/14). Project No. 02-305-(1-5). a. (Considered on 02/26/14 & 07/23/14). Plan Amendment No. 02-305 - General Plan Update. To consider the comprehensive General Plan Update (General Plan 2035) for the unincorporated areas of Los Angeles County. The focus of this is the proposed Planning Areas Framework, Land Use Element and Mobility Element. b. (Considered on 03/26/14 & 07/23/14). Plan Amendment No. 02-305 - General Plan Update. To consider the Air Quality, Conservation and Natural Resources, Parks and Recreation, Safety, Noise, Public Services and Facilities, and Economic Development elements. c. (Considered on 04/23/14 & 06/25/14). Advance Planning No. 201200007 - Zoning Consistency. To consider amendment to Title 22 of the County Code to adopt a Hillside Management Area ordinance. d. (Considered on 04/23/14 & 06/25/14). Advance Planning No. 201200001 - SEA Program Update and Zoning Consistency. To consider the Significant Ecological Area ("SEA") Program Update, including amendment to Title 22 of the County Code to adopt an SEA ordinance. e. (Considered on 05/28/14). Zone Change No. 201200005 - Zoning Consistency. To consider zone changes for consistency with General Plan 2035. f. (Considered on 05/28/14). Advance Planning No. 201200004 - Zoning Consistency. To consider amendments to Title 22 of the County Code related to the industrial zones. g. (Considered on 05/28/14 & 07/23/14). Advance Planning No. 201200005 - Zoning Consistency. To consider amendments to Title 22 of the County Code related to the MXD zone. h. (Considered on 05/28/14). Advance Planning No. 201200006 - Zoning Consistency. To consider amendments to Title 22 of the County Code to add the R-5, C-MJ, C-RU, MXD-RU and ()-IP zones. i. (Considered on 06/25/14 & 07/23/14). Advance Planning No. 201300009 - Community Climate Action Plan. To consider the Community Climate Action Plan, which is part of the**

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PUBLIC HEARINGS (Cont.)

General Plan Development/Housing

Air Quality Element, to reduce greenhouse gas (GHG) emissions generated by community activities within the unincorporated areas by 2020.

Hillside Management Area Ordinance

Mr. McDonald presented the staff report to the Commission and stated that the purpose of the Draft Hillside Management Area (HMA) ordinance is to ensure that the development preserves the physical integrity and scenic value of HMA's, provides open space and is compatible with community character; this will be achieved by: 1) locating development outside of HMA's to the greatest extent feasible; 2) locating development in the portions of the HMA's with the fewest hillside constraints; and 3) using sensitive hillside design techniques.

Mr. McDonald stated that it will focus on preserving open space and define them as two types: natural open space and improved open space. The ordinance will outline provisions for recording open space designations and maintaining them in perpetuity, in order to prevent future redevelopment of natural open space area.

In addition, Mr. McDonald indicated that the Draft Hillside Design Guidelines will reflect the best practice for project design in hillside areas. They will contain five design categories which are: Site Planning, Grading and Facilities, Road Circulation, Building Design, and Landscaping. He further indicated that hillside resources for best practices of design will be used for development in order to protect hillside impacts.

Staff is requesting that the Commission direct staff to finalize the Draft HMA Ordinance and that the project be tied with the General Plan for the scheduling of future hearings.

Public testimony was reserved until staff provided the Commission with their report on the Significant Ecological area (SEA) Program.

Motion/second by Commissioners Shell/Louie – That the Regional Planning Commission direct staff to finalize the Draft Hillside Management Areas Ordinance and associated documents.

Motion/second by Commissioners Shell/Louie – That the Regional Planning Commission put the Hillside Management Areas Ordinance back together with the other General Plan Update items which are currently scheduled for Wednesday, August 27, 2014.

At the direction of the Chair, the item passed with Commissioners Shell, Louie, Valadez and Pedersen in favor and Commissioner Modugno being recorded as absent.

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PUBLIC HEARINGS (Cont.)

General Plan Development/Housing

Significant Ecological Area (SEA) Program Update and Zoning Consistency

Ms. Howard presented the staff report on the Significant Ecological area Program (SEA Program) to the Commission which the focus will be on the proposed SEA Boundaries. The SEA is made up of many interrelated pieces, all tracing back to the umbrella of the Los Angeles County General Plan, and is presented as one part of the overall General Plan Update project. She stated that the slogan for the updated is: "Conservation through Good Development" which will guide the department to encompass the approach in strong land use planning by leading to a robust development process, which works as a mechanism for conservation and biological preservation.

Secondly, she stated that the Update to the SEA Program, which is the first comprehensive update of the SEA Ordinance, maps and general plan text carries out the approach by creating a roadmap to take the original program forward.

In addition, she stated that in addition to targeting biological resources within the SEAs more specifically, the SEA Program will affect property owners differently. The SEA Map and the proposed update to that map will establish which areas will be subject to the SEA Program, especially the SEA Ordinance and SEA Conditional Use Permit.

Furthermore, Ms. Howard stated that in 2012 the Santa Clarita Valley area Plan Update amended the General Plan to include expanded SEAs in the Santa Clarita Valley. The SEA Map adopted in the General Plan is proposing to maintain the same essential boundaries for these areas.

Ms. Howard indicated that there are two factors that affect the overall calculation of how much of the adopted SEA is affected by the SEA Ordinance which are: 1) parcels located in the unincorporated portions of Los Angeles County subject to the SEA Ordinance; and 2) 15% of the SEAs are already dedicated.

Ms. Howard further stated that the main principles of SEAs mapping process will include areas with specific biological resources, and will include 1) sufficient area around those specific resources so that as development occurs over time, core natural areas and linkages between those areas will be maintained and preserved, such as: a) edges of a vegetation community or along the edges of a stream; and b) specific man made boundaries such as outer edge of a bike path; 3) there are no "holes" in the SEA unless the area is a large contiguous urban development that is 40 acres in size or larger; and 4) no changes to historic incorporated areas of the SEAs will be affected.

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PUBLIC HEARINGS (Cont.)

General Plan Development/Housing

Significant Ecological Area (SEA) Program Update and Zoning Consistency

Since the Map was released staff has received comments with specific requests for changes to the SEA Map which include: 1) removal from SEAs entirely; 2) edges of the SEA be adjusted; 3) certain types of uses exempted from the map; and 4) new additions to the SEAs.

Lastly, additional comments were received to adjust or remove SEAs on landfills, incorporate areas appropriate for future adjustment to expand SEAs to include landfills along the edge of landfills in the SEA Maps and conflicting recommendations in the Puente Hills area.

Testimony was received from members of the public in regards to the issues raised on: 1) pre-empt local land use designation requirements for So. California Gas Company storage facilities boundaries; 2) 50% of open space being taken away by OVOV; 3) how much more density will be taken away by the hillside ordinance; 4) water banks accommodation without restrictions; 5) effects of global warming on habitats; 6) connectivity to corridors for endangered habitats such as kit fox; 7) exemption for granite construction companies allowing them access and balance by preserving goals of the Surface Mining Act; 8) inconsistent SEA description for Puente Hills landfill boundaries; 9) preserving open space for Chatsworth Nature Preserve, Norman Canyon and Brown Canyon; and 10) create a notification process for interested parties on significant ecological area issues.

Motion/second by Commissioners Shell/Louie – That the Regional Planning Commission concur with the SEA Map adjustment rationale and recommended changes to the SEA Maps, and direct staff to make the updated Maps available to the public.

Motion/second by Commissioners Shell/Louie – That the Regional Planning Commission continue SEA Program Update and Zoning Consistency to Wednesday, October 8, 2014 as it relates to the SEA Ordinance, SEA Program Guide, SEA Map methodologies, and remaining boundary adjustments and to for staff to respond to the issues raised at today's meeting.

At the direction of the Chair, the item was continued to October 8, 2014 with Commissioners Shell, Louie, Pedersen in favor and Commission Modugno being recorded as absent.

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PUBLIC COMMENT

11. Public comment pursuant to Section 54954.3 of the Government Code.

Ms. Lynne Plambeck raised her concerns on the Hearing Officer process for large projects being conducted out in the community. She indicated that it's important to the community that the Commissioner representing the area is available for these hearings.

CONTINUATION OF REPORTS

12. Possible Call for Review of Decisions by Hearing Officer, pursuant to Section 22.60.200 of the Los Angeles County Code.

There were no items Called up for Review by the Commission.

13. Commission/Counsel/Director Reports

There were no reports given by Commission/Counsel/Director.

ADJOURNMENT

A recording of the testimony received and the discussions held at this meeting and a copy of all findings and resolutions acted upon by the Commission are on file in the Department of Regional Planning.

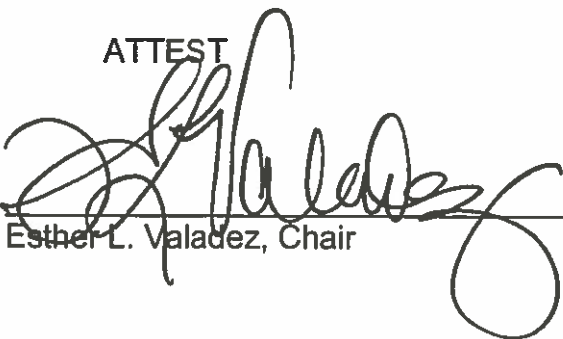
The Commission adjourned at 10:50 a.m. to Wednesday, August 13, 2014.



Rosie O. Ruiz, Commission Secretary

APPROVE

ATTEST



Esther L. Valadez, Chair



Mark Child, Deputy Director
Advance Planning Division